

D#04 SETBACK MODIFICATIONS

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

The City of Renton Planning Division made this docket item request. It proposes to amend Title IV to add procedures that stipulate the Planning Division can require or the applicant can request, Site Plan Review to adjust front yard setbacks, when the applicant would have been otherwise exempt from Site Plan Review. The proposed amendment would create administrative procedures for applicants to use Site Plan Review, where applicable, to reduce front yard setbacks instead of applying for a setback variance.

Planning Commission Issue: *Revisions to the Site Development Plan Review Applicability section are unclear.*

Staff Response: The changes to the Site Development Plan Review Applicability section have been revised to read:

RMC 4-9-200.B.2 Site Plan Review: Pursuant to this section, no building permit shall be issued for any use until the Reviewing Official has approved, or approved with conditions, the Site Plan Review application. All building permits issued shall be in compliance with the approved Site Plan.